



sparks ellison

8 Woodhill Close, Chandlers Ford, SO53 2RU

£2,650 Per Calendar Month

A stunning, four bedroom, three storey town house situated within an exclusive development close to the centre of Chandlers Ford and constructed by Alfred Homes. The property sits within a gated development of just 12 homes providing spacious accommodation built to extremely high specifications. The ground floor features a superb 20'7" x 17'9" kitchen/family/dining room, cloakrooms on the ground and first floor and an en-suite to the master bedroom.

ACCOMMODATION

Ground Floor

Reception Hall:

Stairs to first floor, under stairs storage cupboard, built in coats cupboard.

Cloakroom:

5'8" x 5'2" (1.73m x 1.57m) White suite with chrome fitments comprising wash hand basin with drawer under, low level wc.

Kitchen/Dining/Family Room:

20'7" x 17'9" (6.27m x 5.41m) A real feature of the home comprising built in double oven, built in five ring gas hob, fitted extractor hood, integrated fridge/freezer, integrated dishwasher, integrated wine fridge, fitted breakfast bar, space for table and chairs, space for sofas, cupboard housing boiler.

First Floor

Landing:

Stairs to second floor.

Cloakroom:

5'8" x 4'9" (1.73m x 1.45m) White suite with chrome fitments comprising wash hand basin, wc.

Sitting Room:

17'10" x 12'6" (5.44m x 3.81m)

Bedroom 1:

15'7" x 10'10" (4.75m x 3.30m) Twin built in double wardrobes.

En-Suite:

7'9" x 5'4" (2.36m x 1.63m) White suite with chrome fitments comprising double width shower cubicle, wash hand basin with drawer under, wc.

Second Floor

Landing:

Built in airing cupboard.

Bedroom 2:

15'8" x 10'11" (4.78m x 3.33m) Two built in wardrobes.

Bedroom 3:

12'6" x 9'7" (3.81m x 2.92m)

Bedroom 4:

12'5" x 7'10" (3.78m x 2.39m)

Bathroom:

10'6" x 5'7" (3.20m x 1.70m) White suite with chrome fitments comprising bath, double width shower cubicle, wash hand basin with drawer under, wc.

OUTSIDE

Front:

Block paved driveway providing off road parking, planted bed, side pedestrian access to rear garden.

Rear Garden:

Measures approximately 33' x 25' paved patio area, area laid to lawn, planted bed, outside power point.

Garage:

19'10" x 9'10" (6.05m x 3.00m) With up and over door, power and light, plumbing for washing machine.

OTHER INFORMATION

Approximate Age:

2018

Approximate Area:

177sqm/1905sqft (Details taken from EPC)

Availability:

21st July 2025

Mangament:

Fully managed

Security Deposit:

£3057

Holding Deposit:

£611.54

Infant/Junior School:

Chandlers Ford Infant School / Merdon Junior School

Secondary School:

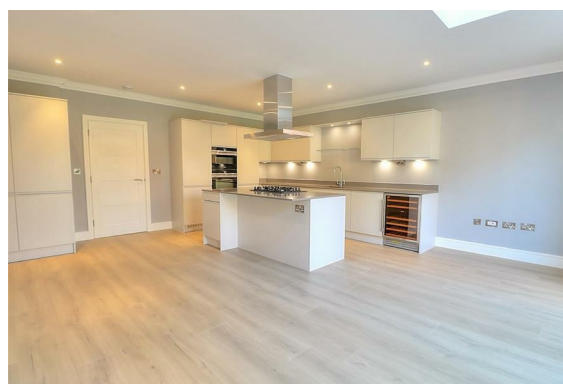
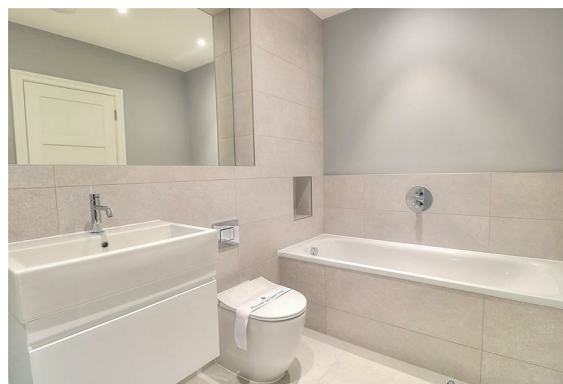
Toynbee Secondary School

Local Council:

Eastleigh Borough Council 02380 688000

Council Tax:

Band F - £2709.81 22/23



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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